



PLANNING & ZONING
COMMUNITY DEVELOPMENT DEPARTMENT
P.O. BOX 2432
ORANGE BEACH, ALABAMA 36561



**ORANGE BEACH
PLANNING COMMISSION
REGULAR MEETING**

Monday, July 10, 2023, 4:00 PM
Orange Beach Community Center
27235 Canal Road

A. CALL TO ORDER

B. INVOCATION

C. PLEDGE OF ALLEGIANCE

D. ROLL CALL

E. APPROVAL OF AGENDA

F. CONFLICTS OF INTEREST

G. APPROVAL OF MINUTES AND CERTIFIED RECORDS

1. Approval of minutes from the Regular Meeting on June 12, 2023.

H. PUBLIC HEARINGS

1. Case No. 0301-SD-23, Matthews Estate Subdivision, Resubdivision of Lot 2-A

Matthews Development LLC requests approval of **Preliminary and Final Minor Subdivision** to subdivide 5.2 acres into two lots. The property is located at the end of Oak Ridge Drive West in the Mobile Home Subdivision (MHS) zoning district. *Deferred from the Regular Meeting on June 12, 2023.*

2. Case No. 0603-SD-23, Moondance at Perdido Bay Subdivision

Engineering Design Group, on behalf of Two Fishes Properties LLC, requests approval of **Final Major Subdivision** to subdivide 9.8 acres into a single-family residential subdivision containing 27 lots along with common area in accordance with the Moondance/Mississippi Avenue Planned Unit Development Master Plan. The property is located at 5362 Mississippi Avenue. *Deferred from the Regular Meeting on June 12, 2023.*

3. Case No. 0701-SD-23, Abaco Orange Beach Subdivision

S.E. Civil Engineering & Surveying, on behalf of Abaco Orange Beach LLC, requests approval of **Preliminary and Final Minor Subdivision** to combine four lots covering the proposed Abaco Orange Beach development into one lot. The property is located on Griffith Marina Road and 4443 and 4459 Captain Trent Lane in the Marine Resort (MR) zoning district.

4. **Case No. 0702-SD-23, Buena Vista on the Beach, Phase 5 Final Plat**
75/25 Investments LLC requests approval of **Final Major Subdivision** for Phase 5 of the Buena Vista on the Beach Planned Unit Development (PUD) consisting of 16 lots (Lots 65 through 76 and 98 through 101). The property is located at the end of Buena Vista Boulevard in the northwest corner of the Buena Vista on the Beach PUD at 23601 Perdido Beach Boulevard.
5. **Case No. 0703-SD-23, Beach Village Phase 2 Subdivision**
Cottages at Romar LLP requests approval of **Final Major Subdivision** to subdivide Lot 70 of Beach Village Subdivision, A Replat of Lot 2 Southern Visions Subdivision, into four lots and to add a section of the common area to the Common Area lot lying west of Lots 5 through 32 of the Beach Village Subdivision. The property is located at 23063 and 23071 Perdido Beach Boulevard in the Beach Village Planned Unit Development.
6. **Case No. 0705-SD-23, Replat of Lots 25 and 26 of The Replat of Gulf Bay Tracts, Unit 2 Subdivision**
Lucido Engineering & Surveying LLC, on behalf of Douglas E., Jr. and Cynthia Cunningham and Terry and Angela Kelley, requests approval of **Preliminary and Final Minor Subdivision** to relocate the lot line between Lots 25 and 26 of The Replat of Gulf Bay Tracts, Unit 2 Subdivision. The property is located at 24293 and 24297 Gulf Bay Road in the Single-Family Residential (RS-1) zoning district.

I. SITE PLAN REVIEWS

1. **Case No. 0402-SP-23, Beach Getaways Operation Building**
Canal Road 25 LLC requests approval of **Site Plan Review** to construct a 5,000-SF commercial building for Beach Getaways. The property is located at 24420 Canal Road in the General Business (GB) zoning district. *Deferred from the Regular Meeting on June 12, 2023.*
2. **Case No. 0704-SP-23, Phoenix South Point Condominium**
Forrest Daniell & Associates, on behalf of LESCO Orange Beach LLC, requests approval of **Site Plan Review** to construct a 66-unit, 22-story condominium. The property is located at 25610 Perdido Beach Boulevard in the Beach Resort High Density (BR-2) zoning district.

J. ITEMS SUBMITTED BUT NOT MEETING SECOND DEADLINE

K. OTHER BUSINESS

L. PUBLIC COMMENTS

M. ADJOURN